

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
DECEMBER 6, 2021**

The meeting was called to order at 6:03 p.m. by Mayor Marino.

Mayor Marino made the following statement:

The December 6, 2021 regular meeting of the Woolwich Township Committee is being called to order. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act.

Roll Call: Callahan: PRESENT FREDERICK: PRESENT Nocentino: PRESENT
Matthias: PRESENT Marino: PRESENT

Also present on the dais were Solicitor Alice and Administrator/Clerk DiBella.

Those present saluted the American Flag.

Committeeman Nocentino moved to open the meeting to public comment for agenda items only. Committeeman Frederick seconded. All were in favor.

Hearing no public comment, the public portion was closed upon a motion by Deputy Mayor Matthias, seconded by Committeeman Nocentino and unanimously passed.

Mayor Marino read the following Ordinances by title only upon second reading:

2021-22 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Authorizing and Approving the Application for a Tax Exemption and the Execution and Delivery of a Financial Agreement Between the Township of Woolwich and DPIF3 NJ 8 2057 Woolwich Urban Renewal, LLC, for a Redevelopment Project Located on Property Currently Designated as Block 12, Lot 3 on the Official Tax Maps of the Township, Pursuant to the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.)

Motion to open public hearing: Matthias Second: Frederick All in favor

Beth Sawyer, residing at 1901 Lexington Mews asked if this is in regards to development of Oldmans Creek Road and the Maugeri Farm. Mayor Marino advised it is for development at Locke Avenue and Rt. 322.

Motion to close the public hearing: Frederick Second: Matthias All in favor

Motion to adopt: Matthias Second: Nocentino

Roll Call: Callahan: YES, Frederick: NO, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

2021-23 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Redevelopment Plan for Block 14, Lots 2 and 4 Known as the Nike Missile Base Site

Motion to open the public hearing: Nocentino Second: Matthias All in favor

There was no public comment

Motion to close the public hearing: Matthias Second: Frederick All in favor

Motion to adopt: Matthias Second: Frederick

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

Mayor Marino read the following Ordinance by title only upon first reading:

2021-24 An Ordinance Authorizing the Creation of a Municipal Sewer Utility Pursuant to N.J.S.A. 40:A:26A-1 et. Seq.

Motion to introduce: Matthias Second: Frederick

Committeeman Frederick asked for clarification of how many existing homes would be impacted by a mandatory connection to sewer. Mayor Marino advised that two homes would be impacted.

Committeeman Frederick asked how the rates in the fee structure were calculated. Linda Galella, Redevelopment Counsel replied that the township looked at various municipal and county rates, and the numbers decided upon are in line.

All were in favor.

Mayor Marino requested a consent agenda for resolutions R-2021-203 through and including R-2021-216. So moved Deputy Mayor Matthias. Seconded by Committeeman Frederick.

Committeeman Frederick asked to remove resolution R-2021-205 from the consent agenda.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Nocentino to adopt resolutions R-2021-203 through R-2021-216, removing R-2021-205.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

R-2021-203 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Performance Bond(s) Filed on the Behalf of DPIF3 NJ 4 Woolwich 322, LLC

R-2021-204 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Performance Bond(s) Filed on the Behalf of DPIF3 NJ 5 2062 Woolwich LLC

R-2021-206 Resolution Authorizing the Tax Collector to Transfer/Refund Overpayment of Taxes

R-2021-207 Resolution Certifying that all Members of the Governing Body have Reviewed the Annual Report of Audit for the Year 2020

R-2021-208 Resolution of the Township of Woolwich, County of Gloucester, Authorizing the Execution of a Commodity Resale Agreement Between the Township of Woolwich and the Borough of Swedesboro for the Purchase of Fuel

R-2021-209 Resolution of the Township Committee of the Township of Woolwich, State of New Jersey Supporting the Application of Woolwich Wellness Company, LLC for a Class 1 Cannabis Cultivator License

R-2021-210 Resolution Authorizing Cancellation or Refund of Taxes for 2020-2021

R-2021-211 Resolution Authorizing the Tax Collector to Waive Interest/Blk. 3.16, Lot 18

R-2021-212 Resolution Designating Northpoint Investments, I, LLC as Conditional Redeveloper and Authorizing Execution of Agreement to Designate Conditional Redeveloper, Provide for Payment of Administrative Costs

R-2021-213 Resolution of the Township of Woolwich Making an Elevation within the Woolwich Township Police Department

R-2021-214 Resolution Authorizing Disposal of Certain Township Owned Equipment and Personal Property from the Fixed Asset List of the Township of Woolwich

R-2021-215 Resolution of the Township of Woolwich Approving the Corrective Action Plan for the 2020 Municipal Audit

Deputy Mayor Matthias moved to adopt resolution **R-2021-205 Resolution Authorizing the Proposal of Remington and Vernick Engineers to Conduct Engineering and Inspection of FY2021 NJDOT Swedesboro Avenue Rehabilitation**. Mayor Marino seconded.

Committeeman Frederick moved to table R-2021-205 due to timing. Committeeman Callahan seconded.

A brief discussion was held with the Solicitor as to procedures under Roberts Rules. Solicitor Alice said that it would be OK to vote on the motion to table R-2021-205.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: NO, Matthias: NO, Marino: NO Motion failed

Roll call to adopt resolution **R-2021-205 Resolution Authorizing the Proposal of Remington and Vernick Engineers to Conduct Engineering and Inspection of FY2021 NJDOT**

Callahan: NO, Frederick; NO, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

There was no old business.

Deputy Mayor Matthias moved to open the meeting to public comment. Committeeman Nocentino seconded. All were in favor.

Beth Sawyer, 1901 Lexington Mews asked what parties were invited to attend closed session oot the 11-15 meeting and further asked what was discussed, and what action was taken.

Mayor Marino responded that township business was discussed, and that no agreements were reached.

Ms. Sawyer stated that truck traffic to the area of Oldmans Creek Road would be a detriment to residents.

The Mayor replied that the Oldmans Creek redevelopment area is all speculation at this time.

With no further comment, the public portion closed upon a motion by Deputy Mayor Matthias, seconded by Committeeman Frederick and unanimously passed.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Frederick to approve resolution **R-2021-216 Resolution for Closed Session. All were in favor.**

The Committee entered closed session at 6:19 p.m. for the purpose of discussing personnel and contractual matters.

The regular meeting reconvened at 8:44 p.m. upon a motion by Committeeman Nocentino, seconded by Deputy Mayor Matthias and unanimously passed.

Redevelopment Counsel Jeff Winitsky stated that a proposed PILOT with WH Warehousing has been discussed at length and recommended the introduction of Ordinance **2021-25 An Ordinance of the Township of Woolwich, County of Gloucester, New Jersey, Authorizing and Approving the Application for a Tax Exemption and the Execution and Delivery of a Financial Agreement Between the Township of Woolwich and WH Development Urban Renewal, LLC for a Redevelopment Project Located on Properties Currently Designated as Block 59, Lots 6, 6.01, 6.02 & 8 on the Official Tax Maps of the Township, Pursuant to the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.) B & D Property** by title only upon first reading with an amendment to annual service charge with updated documents to be provided.

Deputy Mayor Matthias moved to introduce ordinance 2021-25 by title only. Committeeman Nocentino seconded.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

Deputy Mayor Matthias moved to offer Lois Yarrington the position of Deputy CFO with a starting salary as discussed. Committeeman Frederick seconded. All were in favor.

Mayor Marino moved to receive and file a retirement letter from Chief Jaramillo with the intended date of April 1, 2022 and to appoint Deputy Chief Joe Morgan as Office in Charge. Deputy Mayor Matthias seconded.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES (with a thank you to the Chief), Marino: YES

The Committee determined to conduct a 2021 close-out meeting on December 29, 2021 at 6:00 p.m.

Motion was made by Committeeman Nocentino and seconded by Committeeman Frederick to approve the bills and purchase orders presented by the finance office.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES

With no further business, the meeting was adjourned upon a motion by Deputy Mayor Matthias, seconded by Committeeman Nocentino and unanimously passed.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim. Audio recording on file.